

Householder Proforma

Application Ref:

2022/0653

Address:

39 Honeywell Lane, Barnsley, S75 1DA

Neighbour Representations:

No

Property Description:

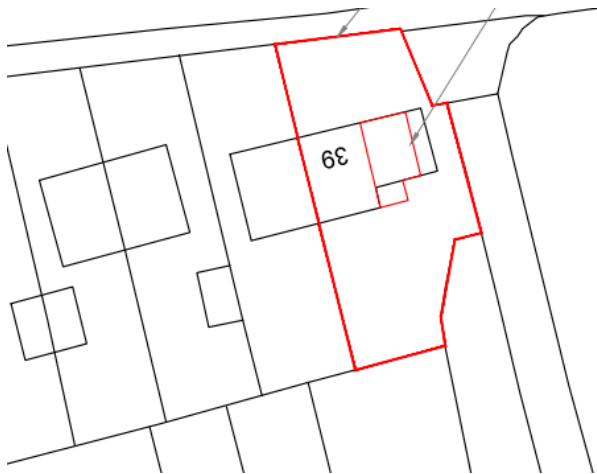
The applicant's property is a red brick semi-detached dwelling located on Honeywell Lane in Barnsley. There is a hard surfaced parking area to the side/front leading to an attached garage to the side – which features a flat roof. To the rear is a conservatory and a grassed garden which slopes upwards. The site is located within a largely residential area; however, the Barnsley College Honeywell Campus is to the immediate East and South-East. An unused access into the college campus runs parallel to the East of the property

**Proposed Extension:**

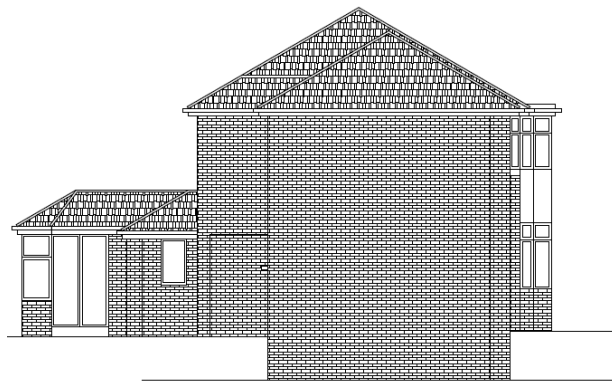
The applicant is seeking approval for the erection of a two-storey side extension to the dwelling. The proposal has been amended showing a reduction in the sideways projection of the extension and a change to the overall design. The external materials have also been revised with the original scheme proposing that the side and rear elevations are to be rendered with the revised drawing changing the extension entirely to be constructed from red brick. The existing garage will be removed to make way for the extension.

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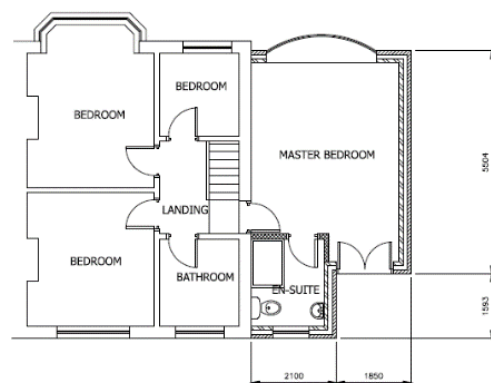
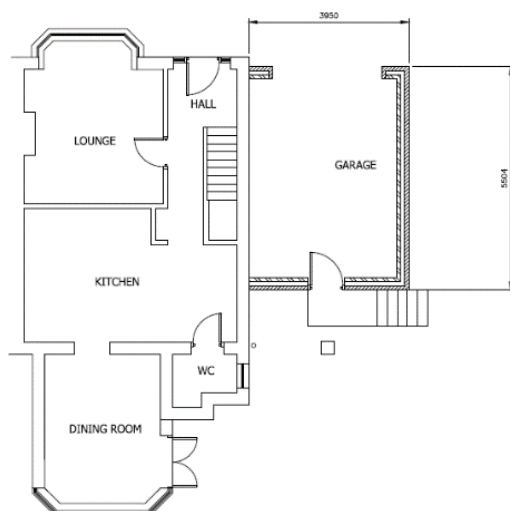
Proposed Site Plan and front elevation



Proposed Side elevation and rear elevations



Proposed Floor Plans



UDP Designation:

Housing Policy

Local Plan Designation:

Urban Fabric

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Conservation Area: No

Relevant History: N/A

Acceptable in Principle: Yes

Side Extension:	Yes / No (include comment if required)
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes (setback 0.3m and setdown of 0.5m)
3. less than 2/3 the width of the original dwelling	Yes (The sideways projection has been reduced to 3.95m which is two-thirds the width of the existing.)
All	
4. roof design corresponds to existing	Yes
5. windows / doors of a similar design / proportion	No (The majority of the windows are an exact match to the existing, but the extension also features a Juliet balcony on the rear at first floor level which is a new feature. This is on a non-prominent elevation which does not face onto the road. The Juliet balcony will largely be screened from the road by the existing dwelling and neighbouring properties. It is not excessively sized on the rear elevation and is considered to be appropriate in terms of design.)
6. habitable room windows on the side elevation	No
7. materials to match	Yes (the revised drawing show that the extension is to be built out of matching materials. This will also be conditioned.)
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

Note – residential amenity:

The extension features a Juliet balcony on the rear elevation at first floor level. Juliet balconies typically lead to a greater overlooking impact over neighbouring properties than a standard window does. However, the Juliet balcony is situated at a separation distance of 14m to the rear boundary line and 36m from the rear elevation of the nearest property on Cockerham Avenue (to the South) which is no. 32. There is no defined separation distance in Local Policy for Juliet balconies but this is greater than the minimum for habitable rooms in the SPD which requires 10m to the rear boundary line and 21m between habitable room windows. The Juliet balcony is also set back on the rear elevation with the en-suite section of the extension providing natural screening to the attached property to the West (no. 37). Additionally, the applicant's rear garden slopes upwards (North to South) to the rear boundary line, with trees and outbuildings providing significant screening to the properties on Cockerham Avenue.

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The extension is situated to the East and North of the nearest residential property, with no dwelling immediately to the East. As such, the extension is not considered to have a significant overshadowing or overbearing impact over the neighbouring properties.

In summary, the extension is not considered to have an overshadowing or overbearing impact to neighbouring properties and the Juliet balcony is at a sufficient distance from boundary lines with significant screening from the properties to the rear. The proposal is considered acceptable in terms of residential amenity.

Approve with conditions